

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Kalamazoo

State: MI

PJ's Total HOME Allocation Received: \$12,668,208

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 20			
% of Funds Committed	94.17 %	93.28 %	11	94.94 %	44	45	
% of Funds Disbursed	85.42 %	84.84 %	14	84.35 %	42	43	
Leveraging Ratio for Rental Activities	4.25	3.17	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.20 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.15 %	71.50 %	7	68.05 %	69	73	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.99 %	87.38 %	11	79.65 %	41	45	
% of 0-30% AMI Renters to All Renters***	52.94 %	51.82 %	9	44.76 %	63	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.59 %	97.46 %	15	94.31 %	31	33	
Overall Ranking:			In State:	4 / 20	Nationally:	83 85	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,506	\$26,516		\$25,245	272 Units	18.00 %	
Homebuyer Unit	\$16,199	\$17,545		\$14,395	32 Units	2.10 %	
Homeowner-Rehab Unit	\$24,184	\$22,771		\$20,186	55 Units	3.60 %	
TBRA Unit	\$2,105	\$6,250		\$3,142	1,156 Units	76.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kalamazoo MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,569	\$77,269	\$24,655
State:*	\$80,925	\$72,008	\$19,362
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.93

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.3	43.8	41.8	27.2
Black/African American:	44.4	50.0	52.7	67.6
Asian:	0.4	0.0	1.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.1
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.1	3.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.1
Other Multi Racial:	0.4	0.0	0.0	1.0
Asian/Pacific Islander:	0.4	0.0	0.0	0.2

ETHNICITY:

Hispanic	1.9	3.1	3.6	3.5
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HOUSEHOLD SIZE:

1 Person:	43.3	25.0	27.3	14.4
2 Persons:	25.7	34.4	14.5	31.2
3 Persons:	16.5	15.6	27.3	22.8
4 Persons:	9.6	9.4	9.1	16.3
5 Persons:	3.1	9.4	10.9	8.0
6 Persons:	1.1	6.3	7.3	4.2
7 Persons:	0.8	0.0	3.6	1.7
8 or more Persons:	0.0	0.0	0.0	1.4

HOUSEHOLD TYPE:

Single/Non-Elderly:	47.9	28.1	27.3	16.5
Elderly:	2.3	0.0	23.6	1.0
Related/Single Parent:	31.8	53.1	32.7	69.8
Related/Two Parent:	8.8	12.5	14.5	10.7
Other:	9.2	6.3	1.8	2.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.4	0.0 [#]
HOME TBRA:	2.7	
Other:	16.5	
No Assistance:	67.4	

of Section 504 Compliant Units / Completed Units Since 2001 7

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kalamazoo State: MI Group Rank: 83
(Percentile)
State Rank: 4 / 20 PJs Overall Rank: 85
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	82.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	95.59	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

